

WARRANTY DEED
Statutory Short FormTRANSFER
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RODOLPHE H. MORAIS, JR., TRUSTEE OF FAIRFIELD REALTY TRUST, a Trust established by Declaration of Trust dated June 1, 1987, and whose mailing address is RFD #3, Box 692, Augusta Road, Winslow, Maine 04901, for consideration paid, grant to J. N. L'HEUREUX INC., a Maine corporation with a place of business in Waterville, County of Kennebec and State of Maine, and whose mailing address is Box 24, Waterville, Maine 04901, with **Warranty Covenants**, the land in Waterville, Kennebec County, Maine, bounded and described as follows, to wit:

The land and building situated in Waterville, Kennebec County and State of Maine.

Beginning at the intersection of the State Road, so-called, leading from Oakland Village to said Waterville, with the Second Rangeway, so-called, and thence running northeasterly along said Second Rangeway five hundred and ninety-one and one-tenth (591.1) feet; thence running southerly in a straight line to a point in the northerly line of said State Road from Oakland to Waterville, which point is five hundred and forty-three (543) feet easterly, measured on said State Road, from the point of beginning; thence running westerly in and along said northerly line of said State Road leading from said Oakland to said Waterville five hundred and forty-three (543) feet to the point of beginning.

Excepting, however, from the above description, that portion of land that was taken by the State of Maine Highway Commission under notices of taking, the first one being dated October 29, 1958, and recorded in Kennebec Registry of Deeds, Book 1134, Page 102 on November 4, 1958, and the second taking dated April 29, 1964, and recorded in Kennebec Registry of Deeds, Book 1337, Page 82 on May 13, 1964. Reference is made to these notices of taking for a more particular description.

Being the same premises conveyed to Fairfield Realty Trust by Warranty Deed of Sam Pachowsky and Sidney H. Geller dated November 20, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3270, Page 78.

WITNESS my hand and seal this 22nd day of March, 1990.

Signed, Sealed and Delivered
in the presence of:

Keith J. Gunning

FAIRFIELD REALTY TRUST

Rodolphe H. Morais, Jr.
By Rodolphe H. Morais, Jr., Trustee

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: March 22, 1990

Then personally appeared the above named **RODOLPHE H. MORAIS, JR., TRUSTEE OF FAIRFIELD REALTY TRUST**, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said **FAIRFIELD REALTY TRUST**.



Before me,

Keith J. Gunning
Notary Public
Print Name Keith GUNNING

RECEIVED KENNEBEC SS.

1990 MAR 28 AM 9:00

WIT: Harold R. Morris